



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

REVISED AGENDA

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

REVISED AGENDA: See Administrative Review/Approval section for corrected work descriptions for 70 Charles Street and 26 Chestnut Street

NOTICE OF PUBLIC HEARING

The BEACON HILL ARCHITECTURAL COMMISSION will hold a public hearing:

DATE: Thursday, 18 July 2013

TIME: 4:00 P.M.

PLACE: BOSTON CITY HALL, ROOM 801

Subject of the hearing will be review of applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the Commission, in accordance with Chapter 616 of the Acts of 1955, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Sign language interpretations are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall through the Dock Square entrance on Congress Street (across from Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND

BEACON HILL ARCHITECTURAL COMMISSION

Joel Pierce (Chair), John Cunningham, Leslie Donovan, Kenneth Taylor, P.T. Vineburgh

Alternates: Mark Kiefer, Martha McNamara, Danielle Santos, Annlinnea Terranova

APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

4:00

Application: 13.989 BH

Applicant:

124 Chestnut Street

David Hacin, architect: Front elevation design for a new single-family house. Continuation from June 2013.

4:30

Application: 13.560 BH

Applicant:

40 Beacon Street

Guy Grassi, architect: At front elevation, visible from Beacon Street/Boston Common: Restore windows and brickmold, add new shutters, repoint and restore masonry, restore and repoint entryway, remove inner railing at stoop, remove two head houses and install new head house, install roof deck, install new elevator override, construct addition beyond the west ell at the 4th story. At rear wing, visible up driveway that is accessed from Walnut Street: Remove one-story addition at east side middle section and construct a lower addition, add a floor to the 3-story connector ell, remove the greenhouse penthouse, drop the garage wing and add a new penthouse, reconfigure the window and door openings of the east elevation of the garage ell, remove fire escapes, add a balcony, regrade the parking court, replace the windows, repoint and restore masonry. Continuation from December 2012.

5:00

Application: 14.006 BH

Applicant:

50 Beacon Street

Diane Hollister, association president: Install two "hollow sidewalk" signs on the Spruce Street elevation and two such signs in the sidewalk along Spruce Street.

5:10

Application: 14.007 BH

Applicant:

145 Pinckney Street, Unit 505

Elizabeth Trehu: Install a HVAC condenser on a balcony.

5:20

Application: 14.008 BH

Applicant:

3 Walnut Street

Steven Young, agent: Install roof deck and hatch.

5:35

ARCHITECTURAL VIOLATIONS

(over)

ADMINISTRATIVE REVIEW / APPROVAL

In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to staff pending ratification at the Commission's monthly public hearing. Having been identified as meeting these eligibility criteria, the following applications will be approved at this hearing:

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED for the applications listed below: the electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness.

If you have any questions not addressed by the above information, please consult staff at 617-635-3850, or at walter.maros@cityofboston.gov. Thank you.

Items below are listed in alphabetical order, by street name

- 13.1276 BH: 33 Beacon Street: Replace copper roof of balcony and copper gutter in kind.
14.023 BH: 58 Beacon Street: Replace windows in kind. Restore front door. Replace intercom. Replace copper roofing/flashing and repair woodwork on oriels. Repair cornice. Repaint oriels and all trim to match color of ground-story brownstone. Replace broken slates on mansard in kind. Spot point and clean masonry. Replace roof deck visible from Branch Street. Install new HVAC equipment on flat roof, minimally visible from public way. Repair fire stairs and balconies. Other work in rear, not visible from a public way.
14.016 BH: 7 Beaver Place: Replace door and light fixtures on 1990s building, located on a private way.
14.010 BH: 3 Brimmer Street: Replace concrete paving around drain with brick.
14.019 BH: 7-11 Charles Street: Install duct on rear ell, minimally visible from a public way.
14.019 BH: 70 Charles Street: Install hanging sign on existing bracket.
14.020 BH: 26 Chestnut Street: Widen garage door opening by 2 feet and replace garage door, minimally visible from a public way.
14.009 BH: 18 Garden Street: Spot pointing.
14.011 BH: 33 Hancock Street, Unit 2: Replace six 1/1 windows in kind.
14.012 BH: 38 Hancock Street: Repoint bricks, repair stoop.
14.017 BH: 2 Joy Street: Repair masonry door surround, front area curb and retaining wall. Repair fence and fire escape. Replace alley door. Repaint doors.
13.1244 BH: 53 Mt. Vernon Street: Install handrail.
14.014 BH: 70-72 Mt. Vernon Street: Replace rubber roof and flashings. Install roof deck that will not be visible from a public way.
14.024 BH: 70-72 Mt. Vernon Street: Replace four wood and glass doors at rear, 4th and 5th floors, distantly visible from a public way.
14.015 BH: 69 & 71 Myrtle Street: Repair fire balconies, spot point and repair masonry around balconies, repair window sills.
14.022 BH: 81 Myrtle Street: Replace intercom panel and light fixture in vestibule.
14.021 BH: 135 Myrtle Street: Replace copper gutters in kind.
13.9980 BH: 83-115 Tremont Street: Project by City Archaeologist. Dig five 12-inch deep 20x40-inch test pits in Old Granary Burying Ground. No architectural impacts. Work will take 1-2 days.
14.013 BH: 22 West Cedar Street: Replace trim on oriel and repaint.

PROJECTED ADJOURNMENT: 6:00 PM

Date Posted: July 8, 2013

cc: Abutters (from most recent tax list), Mayor, Law Department, Inspectional Services Department, Applicants, City Clerk, Boston Redevelopment Authority, District City Councilor, Beacon Hill Civic Association

For additional information, please contact Beacon Hill Architectural Commission staff at 617-635-3850 or walter.maros@cityofboston.gov